

Project Data for 7660 116A Street (LU009693)

Owners	Kamal Saran and Amandeep Rangri	
Applicant	Kamal Saran	
Application Date	April 28, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Duplex/Single Detached Residential 3 (RD3)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	834.7 m <sup>2</sup> (8,985 ft <sup>2</sup> )	Lots 1 & 2: 417.3 m <sup>2</sup> (4,492 ft <sup>2</sup> )
Lot Width	22.8 m (74 ft)	Lots 1 & 2: 11.4 m (37 ft)
Average Lot Depth	36.6 m (120 ft)	Lots 1 & 2: 36.6 m (120 ft)
	<b>Permitted under RD3 Zone</b>	<b>Permitted under RS7 Zone</b>
Maximum Floor Area	Single Detached Dwelling: 302 m <sup>2</sup> (3,251 ft <sup>2</sup> )*  Duplex Dwelling: 344 m <sup>2</sup> (3,703 ft <sup>2</sup> )*  *plus additional in-ground basement floor area	Lots 1 & 2: 209 m <sup>2</sup> (2,250 ft <sup>2</sup> )*  *plus additional in-ground basement floor area
Maximum No. of Dwelling Units	4 Units per lot	Lots 1 and 2: 4 Units per lot (8 total) Proposed: 3 Units per lot (6 total)
Maximum No. of Storeys	2.5	Lots 1 & 2: 2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Lots 1 & 2: 9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	40%	Lots 1 & 2: 40%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
Off-Street Parking: Single Detached Dwelling Accessory Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit greater than 33 m <sup>2</sup> (355 ft <sup>2</sup> )	1 space dwelling unit 1 space per accessory dwelling unit greater than 33 m <sup>2</sup> (355 ft <sup>2</sup> )

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 10</u> 5 on-site and 3 off-site 2 municipal trees</p> <p><u>Trees to be Removed: 5</u> 3 on-site and 2 municipal trees</p> <p><u>Trees to be Retained: 5</u> 2 on-site trees 3 off-site trees</p>	<p><u>Replacement:</u> On-site: 6 trees OR \$6,300</p> <p>Municipal trees: \$4,200 cash-in-lieu</p>	<p><u>Replacement:</u> On-site: 2 trees to be planted</p> <p>Retention and Replacement Securities to be applied as per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p> <p>Municipal trees: \$4,200 cash-in-lieu</p>
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
<p>One tree for every 9 m (30 ft) of street abutting the property</p>	<p>\$1,560 cash-in-lieu for 3 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>	<p>\$1,560</p>